

091.0

0002

0018.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

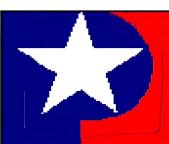
714,100 / 714,100

USE VALUE:

714,100 / 714,100

ASSESSED:

714,100 / 714,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
3		YERXA RD, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101		8930.000	232,600		481,500	714,100		58519
								GIS Ref
								GIS Ref
								Insp Date
								11/20/18

## OWNERSHIP

Unit #:

Owner 1: SAKER EDWARD & JANET S	
Owner 2:	
Owner 3:	

Street 1: 3 YERXA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8930		Sq. Ft.	Site		0	70.	0.77	5									481,533						481,500	

PREVIOUS ASSESSMENT								Parcel ID	091.0-0002-0018.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,600	0	8,930.	481,500	714,100		Year end	12/23/2021
2021	101	FV	223,700	0	8,930.	481,500	705,200		Year End Roll	12/10/2020
2020	101	FV	223,700	0	8,930.	481,500	705,200		705,200 Year End Roll	12/18/2019
2019	101	FV	190,500	0	8,930.	488,400	678,900	678,900	Year End Roll	1/3/2019
2018	101	FV	190,500	0	8,930.	364,600	555,100	555,100	Year End Roll	12/20/2017
2017	101	FV	190,500	0	8,930.	330,200	520,700	520,700	Year End Roll	1/3/2017
2016	101	FV	190,500	0	8,930.	316,400	506,900	506,900	Year End	1/4/2016
2015	101	FV	189,500	0	8,930.	268,300	457,800	457,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SAKER JANET/ETA	23829-544		10/9/1993				1	No	No	F			

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/7/2017	1477	Re-Roof	6,880	C					11/20/2018	MEAS&NOTICE	CC	Chris C					
									12/3/2008	Meas/Inspect	345	PATRIOT					
									4/22/2000	Inspected	276	PATRIOT					
									3/10/2000	Measured	263	PATRIOT					
									8/5/1993		RV						

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average	PDAS	BSMT	SINK.
A Bath:		Rating:			
3/4 Bath:		Rating:			
A 3QBth:		Rating:			
1/2 Bath:		Rating:			
A HBth:		Rating:			
OthrFix:	1	Rating: Fair			

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 5	BRs: 2	Baths: 1 HB

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1955
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	6 - Ceramic Tile 15%
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION**

Phys Cond: GD - Good

18. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

18.6 %